
Chapter 9
GLOSSARY



Please see the next page.



A

A - weighted sound level

A-weighted sound level is the sound level obtained by using an A-weighting filter for a sound level meter. All sound levels referred to in the policies are in A-weighted decibels (abbreviated “dBA”). A-weighting de-emphasizes the very low and very high frequencies (pitches) of sound in a manner similar to the human ear. Most community noise standards utilize A-weighting, as it provides a high degree of correlation with human annoyance and health effects.

Accessory Structure

Accessory Structure is a structure that is clearly subordinate or incidental and directly related to the primary structure.

Active Recreation

Active recreation means recreation facilities typical of urban parks, including play fields (such as soccer or softball), school fields, community centers, tennis courts, picnic areas (group and individual), golf courses and golf-related facilities, recreation resorts, and similar facilities.

Active Trail Corridor

Active trail corridor is a pedestrian or bicycle trail that typically is (1) used for commuting purposes (provides direct access from school or work and residences), (2) located in an urban area, (3) paved with an all weather surface, and (4) utilized by a significant segment of the City population.

Affordable Housing

Affordable housing that meets the rental or sales price standards as established by the City and published annually in the Affordable Housing Standards. Such housing is made available for very-low, low and moderate income persons or households, and subject to deed restrictions or other instrument that ensure the housing remains affordable for a predetermined period.

Agriculture

Agriculture is the use of land for the production of food or fiber, or both, including (1) the growing of crops, or (2) the grazing of animals on naturally prime pasture or improved pasture land, or both (1) and (2).

Agricultural Land

Agricultural land is generally open land where there has been a history of agricultural cultivation or keeping of livestock, which remains generally open, and if located within the City limits, is a specific land use designation in the General Plan Land Use Element.

Alternative Forms of Transportation

Alternative Forms of Transportation are transportation modes other than single-occupant vehicles, including buses, bicycles, car and van pools, and walking.

Annexation

Annexation is the extension of the City limits, to increase the area which is subject to City laws and, sometimes, eligible for City utilities and services. Annexations are acted on by the Local Agency Formation Commission, according to procedures and standards in State law. This commission is made up of two members of the County Board of Supervisors, two members of councils of the cities within the County, and a public member.

Aquatic Ecosystems

Aquatic ecosystems are biological communities that have developed in and around creeks, Laguna Lake, floodplains, marshes, wetlands, serpentine seeps, and springs.

Arterial Street

Arterial street is a major road connecting different areas of the City with each other and with highways. Driveway access is usually limited. (See also the Circulation Element).

Assisted Housing

Assisted housing units, including multi-family or single-family, whose construction, financing, sales prices, or rents have been subsidized by Federal, State, or local housing programs, and units developed pursuant to local inclusionary housing and density bonus programs.

Average Daily Traffic (ADT)

Average Daily Traffic (ADT) is the total number of vehicles that use a particular street through the day (24 hours).

Average Vehicle Ridership (AVR)

Average Vehicle Ridership (AVR) is a number derived by dividing the number of people in a geographic area or at a specific site by the number of cars that they drive to that location. For example:

If 100 people work at a site and they all drive a car to work, then $AVR = 1.0$ (100 people divided by 100 cars). If 100 people work at a site but only 50 drive cars and the rest use alternative forms of transportation, then $AVR = 2.0$ (100 people divided by 50 cars)

B

Below-Market-Rate Housing

Below-market-rate housing is housing that is sold or rented at prices less than the fair market value or prevailing market rent for the unit, and the financing of housing at less than prevailing interest rates.

Bikeways

Bikeways include the following: (1) Bike Lane – part of a roadway that is reserved for bicycle use, (2) Bike Path – a paved path separated from a road that is reserved for bicycles, and (3) Bike Route – routes that bicyclists use to travel throughout the city.

Billboards

Billboards are signs which are made available for lease or rent.

Boarding/Rooming House

Boarding/Rooming House. A dwelling or part of a dwelling where lodging is furnished for compensation to more than three persons living independently from each other. Meals may also be included. Does not include fraternities, sororities, convents, or monasteries.

Building

Buildings are any structures used or intended for sheltering or supporting any use or occupancy.

**Building Intensity**

Building intensity is a measure of the amount of floor space in relation to site area. It is expressed as the ratio of gross building floor area to site area. For example, where a ratio of 1.0 is allowed, building floor area can equal site area. In this example, a one-story building could cover the entire site (except any required setbacks), a two-story building could cover one-half the site, or a three-story building could cover one-third of the site. (See also "density.")

Build-out

That level of urban development characterized by full occupancy of all developable sites within the City's Urban Reserve, in accordance with the General Plan; the maximum level of development anticipated by the General Plan. Build-out does not assume that each parcel is developed with the maximum floor area or dwelling units possible under zoning regulations.

Business Park

Business park is a master-planned, campus-like setting for research-and-development or light-manufacturing uses.

C**Capital Improvement Plan**

Capital Improvement Plan is part of the city's budget that describes how money will be spent on the construction, maintenance or replacement of buildings, streets, sewer and water mains and other publicly-owned facilities.

Candidate Species

Candidate species are taxa the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Game (F&G) are considering for listing as endangered or threatened species.

City Limits

City limits include that land within the corporate limits of San Luis Obispo where the City has jurisdiction.

Civic Center

Civic Center is a part of downtown where certain types of City and County government offices are to be concentrated.

Clustering

Clustering means grouping allowed development on a small area of the site, with the remainder of the property protected as agriculture or open space. See the City's Land Use Element for clustering densities.

CNPS

CNPS means the California Native Plant Society.

Collector Street

Collector street is a street serving a neighborhood or subarea of the City, usually having only two lanes. See also the Circulation Element.

Commercial Core

Commercial Core is the part of the Downtown Planning Area (Downtown) that is generally zoned for Downtown Commercial (CD) and Public Facility (PF) uses. See also Figure 3 in the Land Use Element.

Commercial Truck

Commercial Truck is a vehicle weighting more than 10,000 pounds, used to make commercial deliveries.

Community Development Block Grant (CDBG)

A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and urban counties, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. CDBG funds are used by cities and counties for land purchase, housing rehabilitation and community development, public services and facilities, economic development, and other purposes that primarily benefit persons or households with incomes less than 80 percent of County median income.

Community Noise Equivalent Level

Community noise equivalent level, abbreviated "CNEL", is the equivalent energy (or energy average) sound level during a 24-hour day, obtained by adding approximately five decibels to sound levels from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels between 10:00 p.m. and 7:00 a.m. CNEL is generally computed for annual average conditions.

Concessions

Any contracted activity involving the for-profit sale of goods and services on public property, including temporary and on-going activities.

Conservation, Energy

Energy Conservation means the use of less energy in any form than would otherwise occur. It may be accomplished by greater efficiency (for example, more miles per gallon) or reduced activity (for example, going to a nearby park instead of a distant park).

Conservation Plan

Conservation Plan is a document prepared by the City or a City designated representative which specifies the care and management of specific open space sites or areas, in compliance with the General Plan. This plan outlines resources existing on the site, resource preservation, allowed recreational uses, and other similar programs.

Covenants, Conditions and Restrictions (CC&Rs)

Covenants, Conditions and Restrictions (CC&Rs). Restrictions or requirements that are placed on a property and its use by a property owner, usually as a condition of subdivision approval. CC&Rs are deed restrictions that "run with the land" and are legally binding.

Creek

Creek is a waterway or portion of a waterway so designated on the Conservation and Open Space Element "Creek Map," or other source as defined in the Conservation and Open Space Element; creek includes a natural watercourse or altered natural watercourse where water flows in a definite channel, with a bed and banks. Drainage ditches, concrete swales, underground culverts and storm drains are not considered creeks. Creeks located in the greenbelt or Outer Planning Area are as designated by the USGS 7.5 Minute series quadrangle maps or San Luis Obispo County data.

Creek Corridor

Creek corridor is that area of the creek between physical top of bank on one side of the creek and physical top of bank on the other side of the creek, or the area between the outer edge of the riparian vegetation on one side of the creek to the outer edge of the riparian vegetation on the other side of the creek (whichever is greater).

**Creek Maintenance**

Creek maintenance means work within a creek corridor that involves the trimming of vegetation, the use of herbicides or pesticides, removing debris or trash, removing vegetation necessary to maintain flood control, or similar maintenance activities. Projects that involve creek alterations should not be considered creek maintenance.

Creek Restoration

Creek restoration is the process of restoring a creek to a more natural condition. Restoration includes planting native riparian vegetation, removing wildlife barriers, providing fish ladders, removing debris and trash, removing invasive non-native creek species, grading and changes to the creek associated with creek restoration work, and other similar activities. Creek restoration is not considered development.

Creek Setback

Creek setback means the minimum distance that development must be located from a creek's physical top of bank or the outer edge of the riparian vegetation (whichever results in a greater setback), as provided in the Conservation and Open Space Element and Section 17.16.025 of the Municipal Code. An adequate creek setback should allow for future natural changes that may occur within the creek corridor and allow adequate space for storm design capacity.

Cultural Resources

Cultural resources consist of any prehistoric or historic district, site, building, landscape, structure, or object included in, or eligible for local, State or National historic designation, including artifacts, records, and material remains related to such a property or resource. Cultural resources represent the full range of prehistory and history by indigenous cultures and historic American settlement in San Luis Obispo, including traditional cultural properties. Cultural resources also include the remains of historic settlement and development activities of Euro-Americans, Asians, and other non-Native cultural activities over the past 200 years.

Cut-Through Traffic

Cut-Through Traffic is the term for vehicle trips on a particular residential local or collector street by motorists who do not live in the neighborhood and are passing through it to some other destination.

D**Day/Night Average Sound Level**

Day/night average sound level, abbreviated "Ldn", is the equivalent energy (or energy average) sound level during a 24-hour day, obtained by adding ten decibels to sound levels between 10:00 p.m. and 7:00 a.m. The Ldn is generally computed for annual average conditions.

Decibel

Decibel, abbreviated "dB", is a measure of sound, which people perceive as loudness. Technically, decibel is a unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

Density

Density describes how many things of a certain kind occupy an area of land. Density is often expressed as the number of residents, dwellings, or employees per acre. In this element, it means the maximum number of dwellings per acre that may be allowed. (See also "building intensity.")

Density Bonus

An increase in the allowed base density applied to a residential development project. The increase allows the development of more dwellings than a property's zoning would otherwise allow, and is usually in exchange for the provision or preservation of affordable housing or housing amenity.

Density, Residential

The number of permanent dwellings per net acre, measured in Density Units, as further described in Chapter 17.16 of the Zoning Regulations. In the AG, C/OS and R-1 zones, each dwelling counts as one density unit. In all other zones, dwellings with different bedroom numbers have density unit values as follows:

(1) Studio Apartment (450 sq. ft. or less)	0.50 Density Unit
(2) One-bedroom Dwelling	0.66 Density Unit
(3) Two-bedroom Dwelling	1.00 Density Unit
(4) Three-bedroom Dwelling	1.50 Density Units
(5) Dwelling with four or more bedrooms	2.00 Density Units

Development

Development means the erection of structures (including agricultural buildings and accessory structures such as decks and spas), the associated grading, vegetation removal, and paving associated with structures, the subdivision of land, mining, excavation, and drilling operations. Where creeks, wetlands, unique resources, sensitive habitat, and historical resources occur on-site or may be affected, development also includes agricultural uses (such as tilling the soil, grazing, agricultural grading, and similar uses) as well as grading (greater than 50 cubic yards), paving, and vegetation removal (the removal of a tree or riparian vegetation such that a major portion of a creek bank is exposed) whether such activities are associated with a structure or independent of a structure. Enhancement or restoration of a natural resource is not considered development.

Development Limit Line

Development limit line is a boundary, inside the urban reserve, between land to remain open and land which can be developed. It has been applied to certain hillsides.

Development Plan

Development plan is a plan for development of a certain site which has been rezoned under the "planned development" section of the City's Zoning Regulations. A development plan shows land uses, roads, utilities, building outlines, and development timing in more detail than the general plan, but not so precisely as construction plans.

Director

The Director of the City's Community Development Department, or another staff person authorized by the Director to act on his or her behalf.

**Dormitory**

A building used as a group quarters for students, as an accessory use for a college, university, boarding school, or other similar institutional use.

Downtown

Downtown is the central part of the City, generally bounded by Highway 101, the railroad, and High Street, including the commercial core and historic residential neighborhoods.

Downtown Core

The City's central business district, comprising the most diverse mix of residential, commercial, governmental, and public uses, and defined by the "C-D" zone boundary as shown in the Zoning Map.

Downtown Planning Area

The central area of the City generally defined by the boundaries formed by State Highway 101, the Union Pacific Railroad Right-of-Way, and High Street, and the intersections thereof, as described in the General Plan Land Use Element.

E**Elderly or Senior Housing**

Housing designed to meet the needs of and enforceably restricted to occupancy by persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older.

Endangered Species

Endangered species are any taxa in danger of extinction throughout all or a significant portion of their range as identified by the U.S. Fish and Wildlife Service (USFWS) or the California Department of Fish and Game (F&G).

Energy

Energy means the capacity to change the characteristics of a material, most often its location or temperature. In the realm of daily life, energy is never really used up, only changed from a more useful state to a less useful state, with all forms eventually dissipating as heat.

Enforceably Restricted

Refers to housing that is deemed affordable under the City's Affordable Housing Standards and that is subject to deed restrictions, affordable housing agreements or other mechanisms to ensure the housing remains affordable for a prescribed period.

Enterprise Activity

Programs in which fees and rates fully cover direct operating costs. Programs with a focus on youth and seniors may be subsidized by the General Fund to cover indirect costs with Council approval

Equivalent Sound Level

Equivalent sound level, abbreviated "Leq", is the constant or single sound level containing the same total energy as a time-varying sound, over a certain time. For example, if 64 dB is measured for 10 minutes, 68 dB is measured for 20 minutes, and 73 dB is measured for 30 minutes, the 1-hour Leq is about 71 dB. The Leq is typically computed over one, eight, or 24-hour sample periods.

Expansion Area

Expansion areas are places that the City has decided will be appropriate for urban development, as further described in the General Plan Land Use Element text and map. Expansion areas are generally next to and extending beyond the City limits at the time the plan was adopted. The relatively large major expansion areas are shown and named on the plan map. Some smaller expansion areas are also shown; others may be designated as the City identifies additional places which meet certain standards that make them appropriate for urban development.

F

Fair Market Rent.

The rent, including utility allowances, determined by the United States Department of Housing and Urban Development (“HUD”) for purposes of administering the Section 8 Housing Choice Voucher Program.

Flood Prone

Flood Prone means subject to a general and temporary condition of partial or complete inundation of normally dry land from: (1) overflow of inland waters; and/or (2) the unusual and rapid accumulation of runoff of surface waters from any source. Flood prone areas are areas within the 100- and 500-year flood plain (zones A and B on FEMA maps), but also include areas in which standing water may accumulate after a relatively short rain or flood due to other sources of water such as runoff from nearby land uses caused by inadequate local drainage facilities.

Floor Area Ratio (F.A.R.)

The floor area of a building or buildings on a lot divided by the total lot area. In calculating F.A.R., floor area shall mean the conditioned floor area (as defined by Title 24 of the California Code of Regulations) of the building and excluding parking garages and basements, provided the finish floor elevation of the first floor is less than 30 inches above sidewalk grade.

Fraternity House (or Sorority House)

A residence for college or university students who are members of a social or educational association, and where such an association holds meetings or gatherings.

G

Gateways

Gateways shall mean portions of the following roadways which are located within the greenbelt: Highway 101 (excluding off-ramps and on-ramps), Broad Street (Highway 227), Los Osos Valley Road, Highway 1, South Higuera Street, and Orcutt Road.

General Retail

General retail is a commercial land-use category which includes specialty stores as well as department stores, restaurants, and some services such as banks.

Granny Flat.

See “Second Residential Unit.”



Grassland Community

Grassland Community is a community of plants of varying size, physical structure, abundance, distribution, and taxonomic affinities typically dominated by herbaceous species but also consisting of grasses and forbs introduced during the Spanish colonial period and a mixture of native California grasses and forbs. Grassland communities provide adequate cover, range, and food products for the plants and animals that typically live in the Valley Grassland Communities that can be found in Central California, the interior valleys of the Coast Ranges, and along the coast of central and southern California. Grassland communities within the City's planning area typically contain many of the following native perennial grasses:

Koeleria macrantha	Junegrass
Melica californica	California melic grass
M. imperfecta	Melic grass
M. torreyana	Torrey's melic grass
Nassella [Stipa] pulchra	Purple needlegrass
N. [Stipa] lepida	Slender needlegrass
N. [Stipa] cernua	Nodding needlegrass
Poa secunda	Perennial bluegrass

Greenbelt

Greenbelt is essentially undeveloped land beyond the City's Urban Reserve Line (as depicted on the Greenbelt Map). The greenbelt generally includes the City's view shed and the northern part of the watershed for San Luis Obispo Creek. The greenbelt may consist of private and public property composed of (1) open space area that is preserved to define the limit to urban growth, (2) open space area utilized to protect natural resources, (3) agricultural lands and associated agricultural uses, and (4) rural lands and recreation. A greenbelt functions to preclude adjacent urban communities from merging together by maintaining urban growth in designated urban areas.

H

Habitat Buffer

Habitat buffer is an area around a sensitive habitat or unique resource that protects the resource from development or associated impacts of development. A habitat buffer should: (1) be located between sensitive habitat or unique resources and proposed, existing, or potential development; (2) be a sufficient width and size to protect the species most sensitive to development disturbances and to compensate for project impacts; and (3) be designed to complement the habitat value associated with the sensitive habitat or unique resource and to protect such resource(s).

Hazards

Hazards include landslides and soil creep, flooding, potentially active or active earthquake faults, liquefaction areas, wildland fires, and dangers associated with locating too near to an airport.

Health-Care Area

Health Care Area is a district on Johnson Avenue where County and related private health-care facilities are to be located.

High-Density Residential

High-Density Residential is a land-use category for attached or closely spaced dwellings, usually in multistory buildings, for group housing and for other uses that are supportive of and compatible with residential neighborhoods.

Hillside Planning Areas

Hillside planning areas are places at the City's edges where a relatively precise boundary between potential development areas and open space has been drawn, and where special development standards apply.

Historic Property

A property, including land and buildings, determined by the City to have archaeological, historical, or architectural significance as described in the Historic Preservation Program Guidelines, and listed on the Contributing Properties List or Master List of Historic Resources.

Historical Resources

Historical resources are places, buildings, or artifacts which represent periods in local history and that meet local, state or federal criteria for historic designation.

Household

All persons, including those related by birth, marriage or adoption and unrelated persons, who occupy a single dwelling.

Housing or “Dwelling” Unit

A building, a modular home, a mobile home, a cooperative, or any other residential use considered real property under State law and constructed upon a permanent foundation, with provisions for sleeping, cooking and sanitation, and with permanent connections to utilities.

I

Impulsive noise

Impulsive noise is a noise of short duration, usually less than one second, such as a hammer blow.

Infill

Infill is development on vacant sites which are essentially surrounded by urban development, and inside the City limits existing when this element was adopted.

Infill Housing

Development of housing on vacant lots within the City limits on property zoned for such uses.

Insulation

Insulation means a material or the property of a material that resists the flow of heat from one place to another. Governmental codes and manufacturers' specifications use a measure called the “R-value” for this property. The higher the value, the greater is the resistance to heat conduction.

**Interim Open Space**

Interim Open Space is a land-use category for areas which may be suitable for development someday but which should be kept open until certain constraints to development are overcome.

J**Jobs-Housing Balance**

A ratio describing the number of jobs compared with dwelling units in a defined geographic area, and a measure of the adequacy of the housing stock to meet community needs.

Joint Use Site

Joint use sites include facilities and/or properties where long-term development and uses between the City and another agency have been established through a formal agreement.

K**L****Levels of services (LOS)**

Level of services (LOS) is a qualitative measurement of the degree of congestion on a street or at an intersection. LOS is described by a letter scale from A to F, with Level of Service (LOS) "A" describing a free-flowing traffic, while LOS "F" describing a situation of extreme congestion. LOS E occurs when the volume of traffic approaches the road's capacity. LOS E is characterized by low operating speeds and numerous delays with much congestion. LOS F represents a forced flow situation with more traffic attempting to use the road than it can handle. LOS F is characterized by stop-and-go traffic with numerous, lengthy delays.

Life-cycle Cost

Life-cycle cost means the total cost of buying and operating a building or a piece of equipment over its useful life.

Lifelong Recreation Pursuits

Activities that can be enjoyed by persons over a wide span of years, physical abilities and interest, such as from youth through one's senior years.

Live-Work or Work-Live Unit

An integrated housing unit and work space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activities, and which includes: (1) complete kitchen and sanitary facilities in compliance with City building code, and (2) working space reserved for and regularly used by one or more occupants of the unit.

The difference between "live-work" and "work-live" units is that the work component of a live-work unit is secondary to its residential use and may include only commercial activities and pursuits compatible with the character of a quiet residential environment, while the work component of a work-live unit is the primary use, to which the residential component is secondary.

Local Street

Local street is a street providing access to all or part of a neighborhood and not carrying through traffic. See also the Circulation Element.

Low-Density Residential

Low-Density Residential is a land-use category for dwellings that provide a sense of individual identity and neighborhood cohesion for the households occupying them, generally consisting of detached, one- or two-story buildings, with private outdoor space separating them from neighboring dwellings and near other uses which are supportive of and compatible with these dwellings.

M

Mainstreaming

Mainstreaming refers to the practice of incorporating those with special needs into regular leisure programs or everyday activities.

Medium Density Residential

Medium-Density Residential is a land-use category for dwellings that provide a sense of individual identity and neighborhood cohesion for the households occupying them, but in a more compact arrangement than Low-Density Residential. Such dwellings are generally one- or two-story detached buildings on small lots, or attached dwellings, with some private outdoor space for each dwelling. Other uses which are supportive of and compatible with these dwellings, such as parks, schools, and churches, may be permitted.

Medium-High Density Residential

Medium-high density residential is a land-use category for attached or closely spaced dwellings, usually in multistory buildings, for group housing, and for other uses that are supportive of and compatible with residential neighborhoods.

Mixed-Use Development

Development in which various uses, such as office, commercial, manufacturing, institutional, and residential are combined in single building or in multiple buildings on a single parcel or on multiple, contiguous parcels, developed as integral unit with significant functional interrelationships and a coherent physical design; property designated “MU” on the City’s Zoning Map.

Mitigation Banking

Mitigation banking is a method of resource or habitat protection. It is a method for compensating for unavoidable impacts of development. It involves a public or private entity creating, restoring, or preserving fish, plant, and wildlife habitats in advance of an anticipated need for actual mitigation. When habitat areas are created a credit is created. When unavoidable impacts occur to habitat or a resource as a result of development, the developer (whether public or private) may utilize an existing credit created from previous successful habitat restoration, create an additional bank area, or pay a mitigation fee (as specified by the City).

Mitigation Fee

Mitigation fee is a fee paid to mitigate development impacts to creek, sensitive habitat, unique resource, or similar resources. This fee is paid to protect existing resources or buy land for the future protection of resources or habitat.

**Mitigation Monitoring Plan**

Mitigation Monitoring Plan is a plan and program to insure the proper implementation of mitigation measures identified in an environmental impact report or negative declaration with mitigation. It typically involves a monitoring and reporting process to document the implementation of all mitigation measures.

Mitigation Plan

Mitigation Plan is a plan which provides for natural resources mitigation and long-term preservation.

Modal Split

Modal Split describes how people use different methods of transportation (such as automobiles, transit, bicycles, and walking) to account for all the trips they make. For example, Figure #1 of the Circulation Element estimates that city residents use motor vehicles for 71% of all their trips, and buses, bicycles, walking and car pools for the remaining 29%

Morros

Morros are a chain of ancient volcanic peaks extending from Islay Hill to Morro Rock. These peaks occupy a stretch of land approximately 12 miles long running in an east-west direction from the City of San Luis Obispo to the seashore of Morro Bay. The Morros include the following peaks: Islay Hill, Mine Hill (also called Righetti Hill), Terrace Hill, Cerro San Luis, Bishop Peak, Chumash Peak, Cerro Romauldo, Hollister Peak, Cerro Cabrillo, Black Hill, and Morro Rock.

Multi-Family Dwelling

A dwelling that is part of a structure containing one or more other dwellings, or part of a non-residential use. An example of the latter is a mixed-use development where one or more dwellings are part of a structure that also contains one or more commercial uses (retail, office, etc.). Multi-family dwellings include: duplexes, triplexes, fourplexes (buildings under one ownership containing two, three or four dwellings, respectively, in the same structure); apartments (five or more units under one ownership in a single building); and townhouse development (three or more attached dwellings where no unit is located above another unit. It does not include Granny Flats or Secondary Dwelling Units.

Multi-Generational

Recreation programs and facilities designed to cover a broad range of age levels – pre-schoolers, school-age children, teens, adults, seniors.

Municipal Project

A development project designed, funded, or carried out by the City of San Luis Obispo and described as a “capital project” in the City’s Financial Plan.

N**Native Plants**

Native plants are those plant species that existed in California before the arrival of European explorers and settlers.

Natural State

Natural state means how a site would be found in nature under climax conditions and not altered appreciably by humans. Providing a natural state on a hillside or creek is to provide plants typical to that resource. Within a creek or wetland, an essentially natural state would allow some non-riparian vegetation (which would not negatively impact that resource) to remain or to be planted.

Neighborhood Commercial

Neighborhood Commercial is a commercial land-use category for businesses which primarily meet the frequent shopping demands of people who live nearby, such as neighborhood grocery markets and drug stores.

New Development

New development means projects requiring land use or building permits, but excluding remodeling or additions to existing structures.

Noise Exposure Contours

Noise exposure contours are lines drawn around a noise source, indicating constant levels of noise exposure, as shown in the Noise Element.

Noise Level Reduction

Noise level reduction, abbreviated "NLR", is the arithmetic difference between the levels of sound outside and inside a building, measured in decibels. For example, if the sound level outside a house is 70dB and the level inside a room of the house is 45 dB, the NLR is 25 dB ($70 - 45 = 25$).

Noise-Sensitive Land Use

Noise-sensitive land use means: residential land uses; hotels, motels, bed-and-breakfast inns, or hostels; schools; libraries; churches; hospitals and nursing homes; playgrounds and parks; theaters, auditoriums, and music halls; museums; meeting halls and convention facilities; professional offices; and similar uses as determined by the Community Development Director.

O

Office

Office is a land use category for professional and financial services, and related, supporting businesses.

Old Town

Old Town means the part of downtown which includes the residential areas around the commercial core, where most original houses were built before 1940.

Open Space

Open Space is land or water area which remains in a predominantly natural or undeveloped state, and is generally free of structures. Such lands protect and preserve the community's natural and historical resources, define the urban boundary, and provide visual and physical relief from urban development. Open spaces may consist of small portions of a parcel, such as small wilderness preservation areas, or large tracts of land. Such lands may include farming and grazing; creeks, marshes, watershed and floodplains; scenic resources; plant and animal habitat; historic and archaeological resources; and passive recreation areas.

**Outdoor Activity Areas**

Outdoor activity areas are: patios, decks, balconies, outdoor eating areas, swimming pool areas, yards of dwellings, and other areas commonly used for outdoor activities and recreation.

P**Paratransit**

Paratransit transportation systems such as jitneys, car pooling, van pooling, dial-a-ride services, and taxis that serve the specialized needs of groups such as the elderly or handicapped.

Parcel

An area of land defined by boundaries set by the Tax Assessor of the County of San Luis Obispo, roughly equivalent to the meaning of a "lot" for development purposes.

Park

Park is a land-use category for publicly owned parks.

Park-In-Lieu Fees

Fees charged to new development to defray public costs of providing parks and recreation facilities to serve new residents, as allowed under state law (the Quimby Act).

Parkways

Park areas that provide a transition from one area to another, such as linear parks, landscape areas within public rights-of-way, and parkway arterial streets. A parkway arterial is an arterial street with landscape medians and roadside area where the number of cross streets is limited, direct access from fronting properties is discouraged and special street beautification measures are included.

Passive Recreation

Passive recreation means low-intensity recreational activities such as hiking, bird watching, nature photography, trails, individual picnic areas, nature study, viewing stations, interpretive areas, and similar uses.

Passive Recreation Area

A park or an area designed for lower levels of recreational activity, such as hiking, picnicking, nature study and similar activities that generally do not involve active uses such as team sports, playground equipment, or intensive landscape modification.

Passive Solar Energy System

Passive solar energy system (sometimes called a "direct" system) means a design that uses landscape and architectural features to collect and store energy directly, without any external, mechanical or electrical power source. Such systems are nearly always used for heating or cooling space within a building. Many passive systems work best with some management by the occupant, such as opening windows or closing curtains.

Peak Hour Traffic

Peak Hour Traffic is the single time period during the day when the greatest number of vehicles is using a street.

Pedestrian Path

Pedestrian Path is a walkway reserved for pedestrians that is not along or immediately adjacent to a street.

Planning Area

Planning area is the land within the City limits where the City can control development, as well as the area outside the City limits where the City is particularly concerned with land use. See Figure 1 in the Land Use Element.

Practical Alternative

Practical alternative shall mean (1) the project's basic purpose could still be accomplished either through a redesign or a reduction in massing, scale, or density, or (2) if changes are required to the project's design, scale, or density, reasonable use of the subject property could still occur. Reasonable use of the property in the case of new development may include less development than indicated by zoning. In the case of additional development on an already developed site, reasonable development may mean that no additional development is reasonable considering site constraints and the existing development's scale, design, or density.

Prevention and Intervention Program

Activities designed to help children identified as at-risk as a means to improve quality of life and encourage responsible behavior.

Prime Agricultural Land

Prime agricultural land means land which the U.S. Soil Conservation Service considers to be Class I or Class II. These soils have few or no limitations for growing crops due to slope, depth, texture, drainage, or inherent fertility.

Prime Farmland

Prime farmland is the land that is best suited to producing food, feed, forage, fiber, and oilseed crops. It must either be used for producing food or fiber or be available for these uses. It has the soil quality, length of growing season, and moisture supply needed to economically produce a sustained high yield crops when it is managed properly. Prime farmland commonly has an adequate and dependable supply of moisture from precipitation or irrigation (as defined by the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of San Luis Obispo, CA, 1984).

Programs

Programs are actions which the City intends to take in pursuit of its goals and policies.

Proposed Endangered and Threatened Species

Proposed endangered and threatened species are those taxa for which a proposed regulation has been published in the Federal Register, but not a final rule.

Public

Public is a land-use category for government facilities, such as schools, offices, meeting rooms, police and fire stations, and maintenance yards.

Public Creek Access Easements

Areas within or along creeks where the public is allowed.

Public Utilities

Public Utilities include telephone lines, electrical power lines, cable television, fire protection valves and related plumbing, traffic signal control boxes, and other equipment and facilities that are often placed above ground.



Q**R**

Rare Species

Rare species are taxa not necessarily threatened with extinction, but which occur in such small numbers that they may become endangered if their environment worsens.

Recreation

Recreation is a land-use category for publicly or privately owned recreation facilities, either outdoors or buildings within a park-like setting.

Region

Region generally means San Luis Obispo County.

Regional Housing Needs Assessment (RHNA)

A determination of a locality's housing needs by the local Council of Government and based on State law, that takes into account various factors such as population growth, employment growth, vacancy rates, housing removals, and concentration of poverty.

Rehabilitation

The repair, preservation, and or improvement of housing; and for historically designated structures, work done according to standards established by the U.S. Secretary of the Interior and described in the Secretary of the Interior's Standards for the Treatment of Historic Properties and related documents.

Renewable Energy Source

Renewable energy source means a type of energy which is more or less continuously flowing from source to potential user, such as sunlight, wind, tidal and wave action, growing plants, geologic heat, and difference between temperatures of layers of ocean water. Nonrenewable sources include stocks of coal, oil, natural gas, uranium ore, and intermediate sources derived from them. (The nuclear "breeder reactor" would in a sense be a renewable source once it is successfully established along with a fuel and waste processing cycle.)

Residential

Land designated in the General Plan and Zoning Regulations for dwellings and accessory uses.

Residential Neighborhood

Residential Neighborhood is a designation for the major residential expansion areas shown on the General Plan Land Use Map, which are to include a wide range of housing types and costs, and supporting uses such as small parks, elementary schools, and shopping and services to meet the daily demands of neighborhood residents.

Residential/Office

Residential/Office is a potential land-use category for downtown neighborhoods which have started to make the transition from residential to office uses, where the City wants to assure that housing is protected or replaced as office development occurs.

Resilient Channel

Resilient channel, or resilient clip, is a metal device that allows indirect attachment of an interior wall or ceiling surface to a framing member. Resilient channels reduce sound transmission through walls or ceilings.

Restoration

Restoration is the process of returning a resource to a more natural state. Restoration includes planting vegetation native to that area, removing wildlife barriers, removing debris and trash, removing invasive non-native plant species, and other similar activities. It can also refer to changes to an historic building to return it to a more original condition, as defined by standards established by the U.S. Secretary of the Interior. Restoration is not considered development.

Retrofit

Retrofit means to install a system or devices in an existing building or vehicle.

Riparian Vegetation

Riparian vegetation means vegetation and habitat characteristic of creeks or their edges.

Riparian

Riparian means characteristic of creeks or their edges.

Rural Commercial

Rural commercial is an intensity of land-use in the airport area. Rural commercial includes farming as well as businesses which need a lot of space, which can be supported by on-site water supply and waste disposal rather than City water and sewer service, and which do not concentrate substantial numbers of employees or customers.

Rural Residential

Rural Residential is a land-use category for one or fewer dwellings per ten acres, where City water and sewer services are not available.

S

Scenic Resources

Scenic Resources are resources having high aesthetic qualities, such as hills and mountains; creeks and other wetland resources; sensitive habitat and unique resources; and agricultural lands that contain grazing or cropland.

Scenic Roadways

Scenic Roadways are segments of Residential Arterial or Arterial streets, Regional Routes and Highways or Freeway 101 that provide people with views of important scenic resources, as designated in the Conservation and Open Space Element.

Secondary Residential (or Dwelling) Unit

An attached or detached studio or one-room dwelling, with not more than 450 square feet of gross floor area and including permanent provisions for cooking, sleeping and sanitation. A second residential unit must be located on the same parcel on which the primary dwelling unit is located, pursuant to requirements in Ch. 17.21 of the Zoning Regulations.

**Sensitive Site.**

A site determined by the Community Development Director, Planning or Architectural Review Commission, or City Council, to have special characteristics or limitations, such as historic significance, creekside location, or visual prominence, requiring more detailed development review than would otherwise be required for other similarly zoned lots nearby.

Services and Manufacturing

Services and Manufacturing is a land-use category including repair and maintenance services, retailing of items such as vehicles and building materials, and light manufacturing.

Significant

Significant means a substantial, or potentially substantial, adverse change in the environment, as defined by the California Environmental Quality Act (CEQA).

Significant Wetland

Significant wetland means those wetlands that are important because of their uniqueness or because they provide habitat for rare, endangered, or threatened plants or animals.

Single-family Dwelling, Detached

A dwelling occupied or intended for occupancy by only one household, and which is structurally and physically separate from any other such dwelling.

Single Room Occupancy (SRO) Unit

A single-room dwelling, typically 80-250 square feet in floor area, with a sink and a closet, with communal or individual facilities for cooking and sanitation.

Single-Occupant Vehicle

Single-Occupant Vehicle is a motor vehicle occupied only by the driver.

Small Residential Care Facility

Small residential care facility means a home for not more than six people who need supervision or help with daily activities.

Solar Access

Solar access means exposure of a solar collector or passive system to the amount and duration of sunlight necessary for the successful operation of the system. As used in this element, "reasonable solar access" means that solar collectors or passive system can be located so as to receive full, unobstructed sunlight between the hours of 10 a.m. and 3 p.m. on winter solstice, December 21st.

Social Services Area

Social services area is a district on South Higuera Street near Prado Road where government agencies providing income-maintenance and employment services are to be located.

Solar Collector

Solar collector means a device which transforms sunlight striking it into another form of energy, such as heat, electricity, or chemical potential.

Sound Transmission Class

Sound transmission class, abbreviated "STC", is a single-number rating of the amount of noise reduction provided by a window, door, or other building component. The higher the STC rating, the more effective the component

will be in reducing noise. Windows and doors having a minimum STC rating are sometimes required to ensure that a building façade will achieve a minimum Noise Level Reduction (NLR). However, STC ratings cannot be subtracted from exterior noise exposure values to determine interior noise exposure values.

Special Design Areas

Special design areas are sites where the general plan anticipates a broader range or mix of uses than would be allowed by the named land-use categories, and where those uses can be developed only as part of a development plan which solves certain problems.

Special Needs

Program participants who require reasonable accommodations as defined under the Americans with Disabilities Act.

Specialty Facilities

Buildings or areas constructed for a specific program, such as golf courses, community gardens, skateparks.

Specialty Store

Specialty store is one which offers a limited range of typically small consumer items to a wide market area, such as a shoe store, book store, or tobacco shop.

Specific Plan

Specific plan is a document adopted by the City to show land uses, roads, utilities, other public facilities, and development timing in more detail than the general plan, but not so precisely as subdivision maps or construction plans.

Stationary Noise Source

Stationary noise source is any noise source not preempted from local control by Federal or State regulations. Examples of such sources include industrial and commercial facilities, and vehicle movements on private property (such as parking lots, truck terminals, or auto race tracks).

Stream

See "creek."

Street Right-of-Way

Street Right-of-Way is a strip of land that contains public facilities such as streets and highways (including paved and unpaved shoulders), bike lanes, sidewalks, landscaped areas, and utilities.

Structure

Structure means anything assembled or constructed on the ground, or attached to anything with a foundation on the ground.

Substitution

Substitution means the replacement of one form of energy by another, as when fossil fuels replaced animals for farm work and transportation, or when solar energy rather than natural gas is used to heat water.

Sustainability

Sustainability or "Sustainable" means an activity, system, procedure, resource or material that is used, designed, conducted or implemented in a manner that does not impede the ability of future generations to live or use resources.

**Suburban Residential**

Suburban Residential is a land-use category for not more than one dwelling per acre, where City water and sewer services are not available.

T**Taxa**

Taxa refers to any species or subspecies of a bird, mammal, fish, amphibian, reptile, invertebrate, or plant.

Tenure

The mode or status of residency, whether by renting or owning real property.

Threatened Species

Threatened species are any species likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range as identified by the U.S. Fish and Wildlife Service or the California Department of Fish and Game.

Through Traffic

Through traffic consists of motorists who drive through an area where neither their origin nor their destination is within the area.

Tourist Commercial

Tourist Commercial is a land-use category for businesses which primarily serve visitors and the traveling public, such as motels, gas stations, and restaurants.

Traffic Reduction Programs

Traffic Reduction Programs – any activity that get people to use alternative forms of transportation.

Transfer of Development Credit

Transfer of Development Credit is a program that allows a landowner (located in the City, the greenbelt, or Outer Planning Area) to transfer a property's development potential to another location where development is encouraged. Such a program transfers development from a site where development is discouraged (sender site) to a site where development is encouraged (receiver site).

Transit Service

Transit Service is bus service provided by the city or regional agencies.

Transitional Housing

Housing provided to homeless persons, abused women or children, or other persons with special housing needs for a temporary period, and generally integrated with other social services and programs including counseling, education, and training to assist in the transition to self-sufficiency through gaining stable income and permanent housing.

Transportation Noise Source

Transportation noise source means traffic on public roadways, rail line operation, and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. However, the effects of noise from transportation sources may be controlled by regulating the location and design of land uses affected by transportation noise sources.

Trip

Trip means a person traveling from one place (origin) to another (destination).

Truck Route

Truck Routes are streets that commercial trucks use to make regular deliveries.

U

Underutilized Site

A site that has the land area capacity to accommodate additional dwelling unit(s) while meeting all General Plan policies and all zoning regulations, including setbacks, building height and lot coverage requirements without the application of variances.

Universal Design

Universal design is the design of products and environments to be usable by all people, to the greatest extent possible without the need for adaptation or specialized design.

Urban Reserve Line

Urban reserve line is the boundary between areas that the City has decided may be appropriate for urban development and land to remain in open-space and rural uses. Agricultural and open space uses may also be maintained within the urban reserve line.

Urban Use

Urban use is a relatively intensive use of land which normally requires City water and sewer service; urban uses are nearly all the types of development accommodated in the following categories of this element: low-, medium-, medium-high, and high-density residential; neighborhood, tourist, and retail commercial; offices; services and manufacturing; business parks, and most public buildings.

V

View

View refers to a person's opportunity to see a scenic or visual resource from a moving vehicle on a major street, as described in the Conservation and Open Space Element.

Viewshed

Viewshed is the area that can be seen from a scenic roadway.

W

Warehouse Store

Warehouse store is a large retail or wholesale store which sells items primarily in bulk quantities or containers, and which has minimal range of brands and minimal display space that is separate from storage areas.

**Wetland**

A wetland is an area where one or more of the following attributes exist: (1) at least periodically, in years of normal rainfall, the plants supported by the land are predominantly hydrophytes (thrive only in water or saturated soil), (2) the substrate is predominantly undrained hydric soil as defined by the United States Soil Conservation Service, (3) the substrate is non-soil and is at least periodically saturated with water or covered by shallow water at some time during the growing season of each year in years of normal rainfall, or (4) where less than all three of the attributes specified above exist, delineation of an area as wetland shall be supported by the demonstrable use of wetland area by wetland associated fish and wildlife resources, related biological activity, and wetland habitat values.

Wildlife Corridor

A wildlife corridor means a creekway, trail, path, culvert, underpass or overpass, open space or other linear feature that provides the conditions necessary to allow wildlife to move safely through urban areas, or across barriers to wildlife movement such as, but not limited to arterial streets and highways.

Winter Solstice

Winter solstice means the day –usually December 21– when the sun is lowest in the southern sky and the period of daylight is shortest. (The summer solstice is the day when the sun is at its most northern position at noon and the period of daylight is longest. It occurs June 21.)

Woodlands

Woodlands are plant communities dominated by native trees such as Coast Live Oaks.

X**Y****Youth-At-Risk**

Children under the age of 18 who face challenges involving self-esteem, responsible behavior, independent thinking, and other social issues.

Youth-Sized Gymnasiums

Indoor facilities designed to accommodate youth activities on a smaller scale than adults. A typical facility will have smaller court dimensions and lowered equipment, such as nets and baskets.

Z

Please see the next page.